

3.0 Environmental Setting and Impact Analysis

Introduction

The sections in this chapter present information on existing environmental conditions in the Project area for each technical issue area not scoped out as part of the Initial Study analysis (see Section 5.1, Effects Not Found to be Significant) and also describes environmental impacts that would result from the implementation of the proposed Project described in Chapter 2 (Project Description). These analyses consider the potential direct, indirect, and cumulative impacts of the proposed Project, including short-term impacts during construction and long-term impacts during Project operation and maintenance (O&M). The sections in this chapter also identify mitigation measures to reduce or avoid significant adverse impacts and describe any adverse impacts that cannot be avoided by the implementation of mitigation measures. The scope of the impact analysis is commensurate with the level of detail for the proposed Project provided in Chapter 2 and the availability and/or quality of data necessary to assess impacts.

Analytical Assumptions

The impact analysis was conducted with the following general assumptions:

- The laws, regulations, and policies applicable to Ventura County in authorizing approvals for levee facilities would be applied consistently.
- All applicable laws, regulations, and standards of the State of California would be applied consistently.
- The VCWPD will obtain all required permits and approvals from other agencies and comply with all legally applicable terms and conditions associated with those permits and approvals.
- The proposed Project would be constructed, operated, and maintained as described in Chapter 2 (Project Description).
- Short-term impacts are those expected to occur during the construction phase that do not have lingering effects for an extended period after construction is completed. Long-term impacts are those that would occur during O&M or that persist for an extended period after completion of construction.

Types of Effects

The potential impacts from those actions that would have direct, indirect, and cumulative effects were considered for each resource. The terms “effect” and “impact” as used in this document are synonymous and could be beneficial or detrimental.

Direct effects are caused by the Project and occur at the same time and place as the Project; indirect effects are caused by the Project and occur later in time or further in distance, but are still reasonably foreseeable. Cumulative impacts are those effects resulting from the incremental impacts of the Project when combined with other past, present, and reasonably foreseeable future actions (regardless of which agency or person undertakes such actions). Cumulative impacts could result from individually insignificant but collectively significant actions taking place over a period of time. Short-term impacts occur only for a short time after implementation of an action; for example, construction noise impacts

from construction activities would be considered short-term in nature. By contrast, long-term effects occur for an extended period after implementation of a project; for example, operational noise during facility operations would be a long-term impact, as it would last for as long as the facility is in operation.

Mitigation Measures Included in the Analysis

CEQA requires that a significance determination be made for each adverse impact identified in an EIR. Significance criteria are identified for each environmental resource area. The significance criteria serve as a benchmark for determining if a project would result in significant adverse environmental impacts when evaluated against the baseline or existing environmental conditions. Impacts are assessed relative to each impact criterion to determine whether the project would have no impact, a less-than-significant impact, less-than-significant impact with mitigation, or a significant impact. Impacts are quantified to the extent possible. In addition, the determination of an impact's significance is derived from standards set by regulatory agencies; knowledge of the effects of similar past projects; professional judgment; and plans and policies adopted by governmental agencies.

CEQA requires that feasible mitigation measures be identified to reduce or avoid significant impacts.

The State CEQA Guidelines Section 15370 define mitigation as:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action;
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation;
- (c) Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and
- (e) Compensating for the impact by replacing or providing substitute resources or environments.

For significant impacts identified in the following resource sections, mitigation measures have been developed to reduce the significant impacts to the extent feasible. If impacts remain significant after all feasible mitigation is considered (i.e., continue to exceed the threshold of significance identified in the impact criteria), the analysis concludes that the impact is significant and unavoidable.

CEQA Significance Conclusions

For the purposes of CEQA compliance, a determination has been made regarding the significance of each adverse impact identified for the proposed Project and alternatives. The CEQA Lead Agency is responsible for determining whether an impact is significant and is required to adopt feasible mitigation measures to minimize or avoid each significant impact. A series of criteria, identified in the "Criteria for Determining Impact Significance" section for each resource/issue area, are used to help the CEQA Lead Agency gauge the significance of each impact.

In order to provide a systematic evaluation of potential environmental impacts, a classification system has been applied to the impacts of the proposed Project and alternatives. These classifications indicate whether an identified impact is significant and whether mitigation measures can reduce the severity of the impact to a level that is not significant. The following classifications were uniformly applied to each adverse impact:

- **Class I: Significant impact; cannot be mitigated to a level that is not significant.** Class I impacts are significant adverse effects that cannot be mitigated below a level of significance through the application of feasible mitigation measures. Class I impacts are significant and unavoidable.
- **Class II: Significant impact; can be mitigated to a level that is not significant.** A Class II impact is a significant adverse effect that can be reduced to a less-than-significant level through the application of feasible mitigation measures presented in this EIR/EIS.
- **Class III: Adverse; less than significant.** A Class III impact is a minor change or effect on the environment that does not meet or exceed the criteria established to gauge significance.
- **Class IV: Beneficial impact.** Class IV impacts represent beneficial effects that would result from project implementation.

In cases where there is a potential for a certain type of impact, but no such impact would occur for the proposed Project or an alternative, the reasons for no occurrence of an impact are described and a designation of “**no impact**” is assigned.

A significant impact is defined by CEQA as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project” (State CEQA Guidelines §15382). Although guidance provided by CEQA is used to help determine the significance of impacts, the determination of impact significance is based on the criteria outlined in the *Ventura County Initial Study Assessment Guidelines* (Ventura County, 2011) and the independent judgment of the CEQA Lead Agency. The establishment of any criteria used to evaluate the significance of impacts is also the responsibility of the CEQA Lead Agency. Some impact categories in this document lend themselves to scientific or mathematical analysis and, therefore, to quantification, while others are more qualitative. Some resource topics, such as Air Quality, have significance thresholds that are established by agencies with regulatory authority for that resource and have been determined by the CEQA Lead Agency to be applicable to the analysis.

Environmental Issues Addressed

A Notice of Preparation (NOP) and Initial Study were prepared for the proposed Project and filed with the State Clearinghouse on February 25, 2015, and are incorporated by reference as part of this EIR. The NOP and Initial Study are included as Appendix A to this EIR. Based on the findings of the Initial Study, as listed in the NOP, the VCWPD, as Lead Agency, determined that an EIR was warranted for the proposed Project. Agency and public input received during the NOP comment period (February 26, 2015 through March 27, 2015) and at the public scoping meeting held on March 4, 2015, were used in determining the scope of the evaluation for the EIR. The environmental issues considered in this EIR and their corresponding section numbers are listed below:

- 3.1 Air Quality
- 3.2 Biological Resources
- 3.3 Scenic Resources
- 3.4 Hazards (includes Liquefaction, Hazardous Waste, and Public Health)
- 3.5 Noise and Vibration
- 3.6 Transportation and Circulation
- 3.7 Utilities
- 3.8 Flood Control and Drainage

3.

Environmental Setting and Impact Analysis

Sections 3.1 through 3.8 provide a detailed discussion of the environmental setting, applicable project design features, impacts associated with the proposed Project, cumulative impacts, and mitigation measures designed to reduce significant impacts.

Organization of Environmental Analysis

To assist the reader in comparing information about the various environmental issues, each section contains the following information:

- Environmental Setting
 - Existing Conditions
 - Applicable Regulations, Plans, and Standards
- Environmental Impacts and Mitigation Measures
 - Criteria for Determining Impact Significance
 - Direct and Indirect Impacts (and Mitigation Measures)
 - Cumulative Impacts
 - Impact Significance Summary

Cumulative Projects

Under the State CEQA Guidelines Section 15130(a)(1), “a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts.” An EIR must discuss cumulative impacts if the incremental effect of a project, combined with the effects of other projects is “cumulatively considerable” (State CEQA Guidelines §15130(a)). The discussion of cumulative impacts must reflect the severity of the impacts, as well as the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact” (State CEQA Guidelines §15130(b)). As stated in CEQA, “a project may have a significant effect on the environment if the possible effects of a project are individually limited but cumulatively considerable” (13 PRC §21083(b)).

State CEQA Guidelines Section 15130(b)(1) requires “[e]ither a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or a summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect.”

This EIR utilizes the list approach. Specific projects proposed or currently under development were identified in the Initial Study. This list has been reviewed and revised to present the most current information available at the time this EIR is released. Table 3-1, below, provides a summary of the projects located within a three-mile radius of the proposed levee improvements, and Figure 3-1 maps these cumulative projects. The following projects from Table 3-1 are located closest to the proposed Project alignment. Due to proximity to the proposed Project and the potential for coinciding construction times, these projects would have the greatest potential for contributing to cumulative impacts.

The Village (a.k.a. Wagon Wheel Development Project). The Village is a 63-acre property that will be developed under the City of Oxnard's Village Specific Plan that was adopted in January 2009. The development is proposed to include 120 housing units (1, 2 & 3 bedrooms), a recreation/meeting room, a tot lot (a park for small children), and landscaped pedestrian pathways. Proposed Reach 4 improvements would provide flood protection downstream of the UPRR bridge, but would not provide flood protection between the northeast boundary of the UPRR bridge property and Highway 101. Flood protection improvements for The Village Specific Plan will be constructed as part of that development (Tentative Tract No. 5745 – Not part of the SCR-3 Project), and may take the shape of simply elevating all building pads above 78.5 feet North American Vertical Datum (NAVD) prior to construction or a combination involving elevated building pads with a floodwall to achieve protection of sufficient height (79.5 feet NAVD, accommodating the floodwall requirement for one foot of freeboard). Currently, Phase 1 of The Village development, which is located near Oxnard Boulevard, is under construction. One affordable housing apartment complex has been built, and construction of additional buildings is expected to continue. Each phase would be required to comply with the City's floodplain management ordinance. Construction near the proposed Project site would occur under Phase 3 of the development, which would not begin until the improvements under the proposed Project are underway (City of Oxnard, 2014).

Bailard Landfill Gas Field Project. The Ventura Regional Sanitation District (VRSD) is proposing a new gas pipeline on the north side of the Bailard Landfill. The alignment and schedule for this project is still conceptual at this point. The VCWPD will work closely with the VRSD to ensure no conflicts with the proposed Project.

Ventura/Vineyard Homes (also known as the Casden Properties). The Ventura/Vineyard Homes project consists of 126 two-story clustered homes and 75 single-family dwellings. The project site is approximately 1,000 feet south of the proposed Project site. This project has been approved by the City of Oxnard; however, the City is currently in negotiations with a new developer, so there are no immediate plans for construction (City of Oxnard, 2014).

Olivas Drive Extension. The proposed Olivas Park Drive extension would connect Johnson Drive near Highway 101 to the existing terminus of Olivas Park Drive at Perkin Avenue within the City of Ventura. This project would also include the construction of a levee/floodwall located along the southern and eastern boundaries of the project site. This project is located approximately 1,500 feet north of the proposed Project site. Per EIR Mitigation Measure HWQ-3(b), "Adequate flood protection shall be provided for both the project area and potentially affected areas along the south side of the Santa Clara River in the City of Oxnard prior to project area construction other than the extension of Olivas Park Drive. Construction of the north [Olivas Park Drive] and south [SCR-3] levees shall be coordinated to the extent feasible to ensure that neither the project site nor any developed areas in Oxnard would experience an increase in surface water elevation of more than one foot during a 100-year flood event." As such, it is anticipated the levee/floodwall construction would coincide with the construction of Reach 4.

Santa Clara River Levee (SCR-1). The SCR-1 Project is 4.72 miles long and is located along the southeast bank of the Santa Clara River between Highway 101 and Saticoy within the City of Ventura. SCR-1 has been breached during high flows. As such, design alternatives for the SCR-1 levee are being evaluated to mitigate the damage during the high flows, and will be permitted by the U.S. Army Corps of Engineers (USACE), which originally completed construction of SCR-1 in April 1961. This project is currently in the

3.

Environmental Setting and Impact Analysis

early planning stages, and will later undergo an environmental review process. The SCR-1 levee improvements are not anticipated to be constructed for approximately ten years at the earliest.

Santa Clara River Bridge Mitigation Planting Project. Planting will occur along both sides of the Highway 101 bridge. The Reach 4 flood wall would cross N. Ventura Road approximately 1,500 feet west of the 101 Highway bridge. There are two phases of the planting project. Under Phase I, various activities beginning with site preparation and ending with maintenance and monitoring would occur from December 2013 to December 2019. Under Phase II, various activities beginning with site preparation and ending with maintenance and monitoring would occur from December 2015 to December 2022 (VCTC, 2013).

Santa Clara River Trail Master Plan. The Santa Clara River Trail (SCRT) Master Plan evaluates a 4.87-mile multi-use trail along the southern bank of the Santa Clara River and a connection trail from the Santa Clara River at Victoria Avenue to Gonzales Road for a bikeway connection to the Pacific Ocean, and a spur connection to E. Vineyard Avenue at Central Avenue (City of Oxnard, 2012).

Table 3-1. Cumulative Projects Located within Three Miles of the SCR-3 Project			
Project ID and Type	Project Name	Location	Description and Status
CITY OF OXNARD			
14-140-08 Residential	The Village (Wagon Wheel Development Project)	886 Wagon Wheel Rd.	Construction of 219 market rate apartments (1, 2 & 3 bedrooms), recreation/meeting room, tot lot, landscaped Paseos, and 16,303 square feet of commercial. Status: Approved – Proposed
06-540-01 Residential	Ventura/Vineyard Homes (Casden Properties)	1801 W. Vineyard Ave.	Proposed project to construct 152 residential dwelling units Status: Approved
14-550-01	Oxnard Shores Mobile Home Park Expansion	5540 Fifth St.	Modification of existing condition of approval to allow for the development of three new mobile home sites. Status: Approved
14-200-05	Garcia Property	144 & 146 S. Hayes Ave.	Construction of a new single-family home with a detached garage and an application to merge two lots into one. Status: Approved
10-200-13 Residential	RiverPark: Tempo Apartments	SE corner Moonlight Park Ave. & Forest Park Blvd.	235 apartments (three-story buildings) with garages and recreation facilities. Status: Under Construction
10-200-11 Residential	RiverPark: Sonata Apartments	Riverpark Blvd. (NW corner of Riverpark Blvd. & Danvers Rivers Dr.)	53 apartments (3-story buildings) with garages and recreation facilities. Status: Plan Check
06-200-16 Residential	Morning View RiverPark District H-4	Tiber River Way (South of Tiber Way at N. Oxnard Blvd.)	113 detached single-family homes. Status: Under Construction
06-200-16 Residential	Veranda RiverPark District H-3	Owens River Dr. (NE corner of Owens River Dr. & Albion Dr.)	95 detached single-family homes. Status: Plan Check
06-200-16 Residential	The Axis (Sienna) RiverPark District H-5	Tiber River Way (north of Tiber River Way at N. Oxnard Blvd.)	91 detached single-family homes. Status: Under Construction
06-200-01 Residential	Shorewalk RiverPark District H-2	Nile River Dr. (Oxnard Blvd., north of Nile River Dr.)	69 single-family detached homes. Status: Plan Check

Project ID and Type	Project Name	Location	Description and Status
14-200-09 Commercial	RiverPark Retail	Riverpark Blvd and Vineyard Ave.	Construct a single-story, 17,400 square-foot, multi-tenant commercial building featuring a drive-thru anticipated for WSS Shoe Warehouse and Krispy Kreme Doughnuts. Status: Proposed
14-140-34 Commercial	The Container Store	450 Town Center Dr.	Construct a single-story, 25,000 square-foot commercial building within The Collection at RiverPark Shopping Center. Status: Proposed
12-540-01 Commercial	Redevelopment of the Food 4 Less Site (former Target site)	150 W. Esplanade Dr.	Redevelopment of the 14.47-acre Food 4 Less site, including the demolition of the former Target building, constructing of a new building to be occupied by Food 4 Less, a fuel station associated with Food 4 Less, rehabilitation of the existing on-site buildings, and two new retail buildings, for a net building area of 159,954 square feet. Status: Plan Check
11-500-02 Commercial	Vallarta Center	2600 E. Vineyard Ave.	Redevelop former Home Depot site, including removal of 4,327-square-foot out building; removal of a 12,750-square-foot (approx.) garden center; and addition of parking stalls. Status: Under Construction
02-670-01 Commercial	Third Tower	E. Esplanade Dr.	Esplanade Financial Square. Proposed 15-story office tower. Approx. 300,000 square feet. Status: Approved
06-540-03 Commercial	Oxnard Crossroads	481-491 Ventura Blvd.	Two new commercial buildings. Status: Approved
12-500-07 Commercial	Leasing Corp. of America	2121 N. Oxnard Blvd.	Outdoor RV and vehicle storage facility on three acres behind an existing automobile dealership. Status: Plan Check
13-500-24 Commercial	Pacifica Senior Living at East Village	2211 E. Gonzales Rd.	15,968 square-foot addition and conversion of existing 57-room Grand Stay Hotel to 80 assisted/senior living units. The site is 2.26 acres in size and the total building area will be 54,073 square feet. Status: Plan Check
13-200-15 Residential	New Single-Family Home	1200 Gina Dr.	4,651 square-foot single-family house on a 15,273 square-foot lot with two-car garage. Status: Under Construction
13-200-11 Residential	New Single-Family Home	434 South E St.	990 square-foot single-family home above a proposed four-car garage. Status: Under Construction
13-200-02 Residential	New Single-Family Home	337 E. First St.	988 square-foot single-family house and four-car garage. Status: Proposed
13-200-07 Residential	Single-Family Residence	554 Garfield Ave.	One 1,664-square-foot single-family residence on existing 4,800 square-foot residential lot. Status: Under Construction
13-200-04 Residential	Terraza de Las Cortes	Carmelita Ct.	Four 16-unit multi-family buildings with a total of 64 affordable apartments, and one 1,080 square-foot community building, parking and landscaping on a 3.56-acre site. Status: Under Construction
11-500-06 Residential	Las Palmas	161 N. Garfield Ave.	Four 1,350 square-foot, two-story homes on vacant 9,615-square-foot lot. Status: Plan Check

3.

Environmental Setting and Impact Analysis

Table 3-1. Cumulative Projects Located within Three Miles of the SCR-3 Project			
Project ID and Type	Project Name	Location	Description and Status
11-400-01 11-300-01 Residential	Avalon Homes Subdivision	Between Dunes St. & Canal St., north of Catamaran St.	Coastal Development Permit for 64 single-family homes and a tentative tract map for 16 parcels (4 houses per parcel) on an 8.1-acre property. Status: Proposed
09-500-05 09-300-05 Residential	Oneida Court	1071 N. Ventura Rd./ Oneida Pl.	Subdivide one acre into four lots and construct four detached single-family homes. Status: Plan Check
05-300-08 05-500-04 Residential	North Shore Subdivision	198 S. Harbor Blvd.	183 single-family homes, 109 detached condos, and on-site amenities. Status: Plan Check
12-500-04 Commercial	UPRR Office Building	512 E. Fifth St.	2,500-square-foot modular office building and site improvements. Status: Plan Check
06-500-02 Commercial	Radio Lazer	200 & 210 S. A St.	Seven-story office building addition with roof garden/ lounge, remodel of exterior building skin of existing adjacent four-story building and incorporation of both buildings. Status: Proposed
05-110-11 Commercial	Paseo Azteca	618 S. A St.	Multi-tenant retail building with 10 spaces. Status: Plan Check
03-500-17 Commercial	Centennial Plaza (PHASE II)	431 S. A St.	Four new retail spaces. Status: Plan Check
13-550-01, 13-300-02 Commercial	Rancho Victoria Plaza Shopping Center	3600 & 3700 W. Fifth St.	Major modification to revise the site plan and architecture for an approved shopping center, and a revision to the approved tentative subdivision map to create 11 commercial parcels. Status: Proposed
09-140-35 Industrial	Chemical Building for City of Oxnard, Public Works Department	251 S. Hayes Ave.	Construction of building to hold two chemical tanks to treat desalted water. Status: Approved
11-600-01 Community Plan	Teal Club Specific Plan	Teal Club Rd. & Ventura Rd.	990 residential units of varying density, single-family, town-homes, condominium, and apartment units; 21-acre community park; 8-acre school site; 60,000 square-foot mixed use and retail; 132,000 square-foot business research park; 1-acre fire station site. Status: Resubmitted; Draft EIR being prepared
06-700-01 Community Plan	Meta District Plan	Oxnard Blvd. & Fifth St.	Land use, streetscape, infrastructure, and circulation plan for the 14-acre area bounded by Fifth St. to the north, Seventh St. to the south, Oxnard Blvd. to the west, and the railroad track to the east. Status: Plan Development
CITY OF VENTURA			
Proj-1805 Public Works CIP	Olivas Park Drive Extension Project	Between Golf Course Dr. & Johnson Dr.	The Olivas Park Drive extension would connect Johnson Dr. near Highway 101 to the existing terminus of Olivas Park Dr. at Perkin Avenue. The project site encompasses approximately 111.8 acres. Primarily in the City of Ventura with portions of the site in unincorporated Ventura County. Status: Final EIR completed June 2014; project approved.

Table 3-1. Cumulative Projects Located within Three Miles of the SCR-3 Project			
Project ID and Type	Project Name	Location	Description and Status
Proj-6270 Residential	Northbank	Eastern terminus of North Bank Dr.	117 single-family units, 31 affordable housing units for sale triplex/quadplex, 50 apartments. Status: In Planning Process
Proj-5097 Industrial	Allied Beverage Company	Nicolle St., between Seaborg Ave. & Golf Course Dr.	Warehouse and maintenance building. Status: Under Construction
Proj-03617 Industrial	FPA Land Dev/Victoria Corp	NE corner of Victoria Ave. & Olivas Park Dr.	Eight industrial office buildings. Status: All Planning Approvals
Proj-03864 Commercial	Voov, Apex Construction	4107 Main St.	Two-story office building. Status: All Planning Approvals
Proj-00723 Residential	Broome (The Grove)	Vacant land between Copland & Telephone Rd.	198-250 townhouse, apartment, courtyard, stacked units. Status: In Planning Process
Proj-6237 Mixed Use	Sondermann-Ring	Ventura Harbor at Anchors Way & Navigator Dr.	300 apartment units, 21,000-square-foot commercial, retail, office area, private indoor and outdoor recreational facilities. Status: All Planning Approvals
Proj-7606 Residential	1010 Cuchama Ave.	1010 Cuchama Ave.	38-unit townhomes. Status: In planning process
Proj-7272 Residential	Telegraph & Quincy City Ventures	Telegraph Rd. and Quincy St.	26 single-family homes. Status: In planning process
Proj-7286 Commercial	Union Bank	NEC Mills and Main St.	4,860-square-foot bank. Status: In plan check
Proj-7318 Industrial	Silver Bay Foods	Transport St.	New fish processing building (62,000 square feet). Status: In planning process
Proj-7594 Commercial	Kaiser Permanente	Market St. at Valentine Rd.	72,000-square-foot medical office. Status: In plan check
Proj-2008 Residential	Island View Apartments	Alameda at 8 th St.	154 apartments. Status: In plan check
Proj-6811 Mixed Use	Ravello Holdings	Johnson Dr. at Northbank Dr.	10,000 square feet of retail space and 306 apartments. Status: In planning process
COUNTY OF VENTURA			
Caltrans Project	Santa Clara River Bridge Mitigation Planting Project	Highway 101 Bridge, intersects Johnson Road at north end & Ventura Rd. at south end	Planting along both sides of the approx. 2,000-foot bridge. Status: Under Phase I, various activities beginning with site preparation and ending with maintenance and monitoring would occur from December 2013 to December 2019. Under Phase II, various activities beginning with site preparation and ending with maintenance and monitoring would occur from December 2015 to December 2022.
PL13-0036 CUP	Temporary outdoor events	5100 Olivas Park Dr., approximately 0.5 mile north of the project site	Approved CUP for temporary outdoor events within a 2-acre area on a 20-acre property. Allows up to a maximum of 20 events each year, on Saturday and Sunday with wedding rehearsals and setup on Friday when needed. The events would be held between the months of April and September.
Flood Control	Santa Clara River Levee (SCR-1)	Located along the SE bank of the Santa Clara River between Hwy 101 and Saticoy	4.72-mile levee Status: The SCR-1 levee improvements are not anticipated to be constructed for approximately ten years at the earliest.

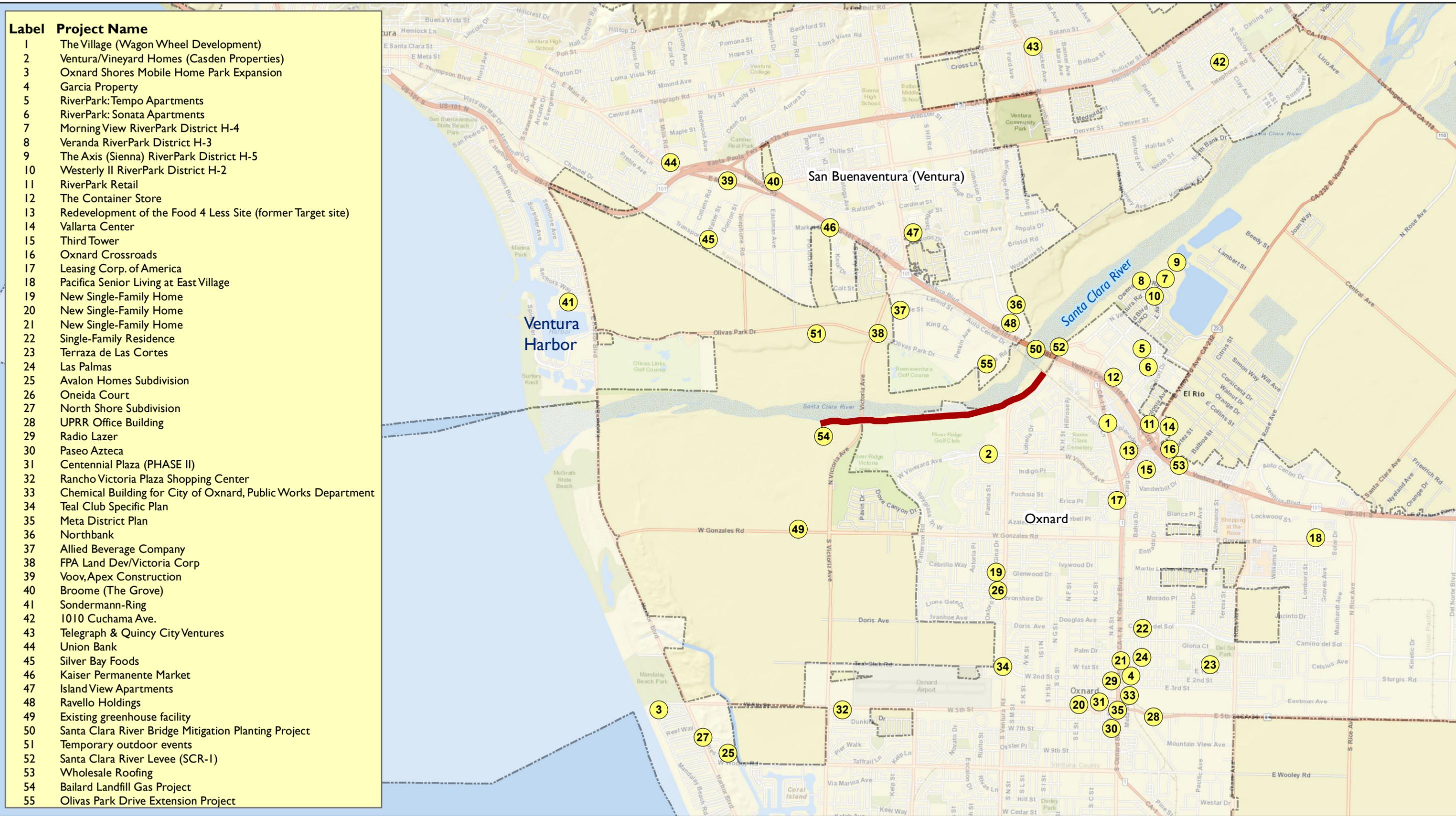
3.

Environmental Setting and Impact Analysis

Table 3-1. Cumulative Projects Located within Three Miles of the SCR-3 Project

Project ID and Type	Project Name	Location	Description and Status
PL14-0173	Wholesale Roofing	567 Ventura Blvd.	Permit Adjustment to Development Permit 62 for tenant change from paint store to wholesale roofing sales and distribution. The adjustment includes landscape improvements, accessible parking improvements, a new 8' vinyl fence with 30' wide manual bypass gate, and outdoor storage of roofing supplies and circulation for trucks. An anticipated 1680 gallons of hazardous material will be stored on site as indicated on the submitted Hazardous Materials and Wastes Inventory Matrix Report. Status: Approved
LU11-0148	Existing greenhouse facility	4107 Gonzales Rd.	Major Modification to LU11-0148; proposed construction of 11,000 square feet of new greenhouse space and maintaining the right to construct approx. 208,000 sq. ft. of greenhouses that were entitled under CUP 5042 though not yet built. Status: Awaiting resubmittal

Source: City of Oxnard, 2015; City of Ventura, 2014; City of Ventura, 2015; Ventura County, 2015a; Ventura County, 2015b; Ventura County, 2015c.



Label	Project Name
1	The Village (Wagon Wheel Development)
2	Ventura/Vineyard Homes (Casden Properties)
3	Oxnard Shores Mobile Home Park Expansion
4	Garcia Property
5	RiverPark: Tempo Apartments
6	RiverPark: Sonata Apartments
7	MorningView RiverPark District H-4
8	Veranda RiverPark District H-3
9	The Axis (Sienna) RiverPark District H-5
10	Westerly II RiverPark District H-2
11	RiverPark Retail
12	The Container Store
13	Redevelopment of the Food 4 Less Site (former Target site)
14	Vallarta Center
15	Third Tower
16	Oxnard Crossroads
17	Leasing Corp. of America
18	Pacifica Senior Living at East Village
19	New Single-Family Home
20	New Single-Family Home
21	New Single-Family Home
22	Single-Family Residence
23	Terraza de Las Cortes
24	Las Palmas
25	Avalon Homes Subdivision
26	Oneida Court
27	North Shore Subdivision
28	UPRR Office Building
29	Radio Lazer
30	Paseo Azteca
31	Centennial Plaza (PHASE II)
32	Rancho Victoria Plaza Shopping Center
33	Chemical Building for City of Oxnard, Public Works Department
34	Teal Club Specific Plan
35	Meta District Plan
36	Northbank
37	Allied Beverage Company
38	FPA Land Dev/Victoria Corp
39	Voov,Apex Construction
40	Broome (The Grove)
41	Sondermann-Ring
42	1010 Cuchama Ave.
43	Telegraph & Quincy City Ventures
44	Union Bank
45	Silver Bay Foods
46	Kaiser Permanente Market
47	Island View Apartments
48	Ravello Holdings
49	Existing greenhouse facility
50	Santa Clara River Bridge Mitigation Planting Project
51	Temporary outdoor events
52	Santa Clara River Levee (SCR-I)
53	Wholesale Roofing
54	Bailard Landfill Gas Project
55	Olivas Park Drive Extension Project

Source: RBF 2014

1:50,000

0 1 2 Miles

Proposed Levee Improvements Location

Other Local Projects

Incorporated City

Figure 3-1
Cumulative Projects Map